

BAY OAKS HOMEOWNERS ASSOCIATION, INC.
A Corporation Not-for-Profit

MIINUTES OF THE ANNUAL MEETING OF THE MEMBERS

February 14, 2022

An *ANNUAL MEETING* of the MEMBERS was held at 6:30 P.M. at Mt Carmel Catholic Church Hall and Via Zoom video conference

The meeting was called to order by Jeff Cole at 6:30 P.M.

Notice of the meeting was sent to each Member and posted on the property prior to the meeting in accordance with the Bylaws of the Association and the requirements of the Florida Statutes.

A quorum was declared to be present with 38 Members in person or by proxy

Sunstate Management was represented by Brian Rivenbark, CAM and Lynn Priest/Admin.

UNDER THE HEADING OF APPROVE MINUTES: On a motion by Mary and seconded by Kathy the minutes of last Annual Members Meeting held February 15, 2021 were unanimously approved with change to members attending.

UNDER THE HEADING OF NEW BUSINESS:

a. Reports of Officers:

President – Jeff thanked everyone for attending the meeting. Each current Board member introduced themselves. Jeff thanked the Board members for their help and hard work. Tony Polk is leaving the board after 3 years of service. Jeff asked for any volunteers to join the Board.

Treasurer – As Attached to these corporate documents Brian Rivenbark reported from the 2021-year end financials.

B Carryover vote: The surplus carryover passed 38 Yes & 0 No
d. Announcement of directors

Compliance: Brian talked about a few things that he looks for when doing his compliance drive thru ie. Dirty roofs, dirty driveways/sidewalks, landscaping. There has been a huge improvement in number of violation letters sent out.

UNFINISHED BUSINESS:

NEW BUSINESS:

Joe Myers and Jessia Rumschlag volunteered to serve on the board.

A List of Committees will be presented at the next Board meeting.

Brian will contact the county about resealing some of the roads to prolong the life and see where the community is on the list to be seal coated.

Jeff talked about the continuing issue with speeding throughout the community. Speed table were discussed.

OWNER COMMENTS:

Owner asked when the new owner receives a copy of the rules and regulations and bi laws. Brian explained it is the responsibility of the seller to pass those on to the buyer.

Owner asked about the rental policy. Brian and Jeff explained.

Don announced that April 24th will be the community picnic.

Owner mentioned seeing someone in the woods, possibly homeless. The police were called. The girl was approached and she said she is the daughter of a resident.

With no further business before the Board, a motion was made and seconded to adjourn the meeting at 7:40 P.M.